

**VINTAGE GRAND CONDOMINIUM ASSOCIATION INC.**

**For the Month Ending  
February 2019**

**Unaudited  
Financial Statement**

**Prepared by  
Progressive Community Management  
Sarasota, Florida**

# Vintage Grand Condominium Association

Balance Sheet  
As of 02/28/19

Account Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>				
Checking -Centennial Bank 9203	80,292.48			80,292.48
MM - Centennial Bank 9211		100,095.89		100,095.89
MM - Centennial Bank 0300	775,532.37			775,532.37
MM - Centennial Bank 1100		1,292,506.33		1,292,506.33
CD-Centennial Bk-CDARS 6/13/19		201,196.75		201,196.75
CD-Centennial Bk-CDAR 12/12/19		201,697.74		201,697.74
Petty Cash	1,401.31			1,401.31
Interfund Transfer	(689,110.84)	(29,387.00)	718,497.84	.00
Accounts Receivable-Owners	154,588.82			154,588.82
Allowance For Bad Debt	(39,047.90)			(39,047.90)
Utility Deposits	12,323.46			12,323.46
Prepaid Insurance	6,065.45			6,065.45
Prepaid Master Fees	4,328.09			4,328.09
<b>TOTAL ASSETS</b>	<b>306,373.24</b>	<b>1,766,109.71</b>	<b>718,497.84</b>	<b>2,790,980.79</b>
	=====	=====	=====	=====
<b>LIABILITIES &amp; EQUITY</b>				
<b>CURRENT LIABILITIES:</b>				
Prepaid Assessments	152,288.30			152,288.30
<b>Subtotal Current Liability</b>	<b>152,288.30</b>	<b>.00</b>	<b>.00</b>	<b>152,288.30</b>
<b>REBUILDING FUND &amp; RESERVES:</b>				
Reserves		1,766,109.71		1,766,109.71
Contingency Rebuilding Fund			666,527.96	666,527.96
Accrued Construction Retainage			51,969.88	51,969.88
<b>Subtotal Rebuilding Fund &amp; Res</b>	<b>.00</b>	<b>1,766,109.71</b>	<b>718,497.84</b>	<b>2,484,607.55</b>
<b>EQUITY:</b>				
Fund Balance	137,168.56			137,168.56
Current Year Net Income/(Loss)	16,916.38	.00	.00	16,916.38
<b>Subtotal Equity</b>	<b>154,084.94</b>	<b>.00</b>	<b>.00</b>	<b>154,084.94</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>306,373.24</b>	<b>1,766,109.71</b>	<b>718,497.84</b>	<b>2,790,980.79</b>

# Vintage Grand Condominium Association

Income/Expense Statement  
Period: 02/01/19 to 02/28/19

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
107,803.45	107,808.33	(4.88)	05010	Maintenance Assessments	215,606.90	215,616.66	(9.76)	1,293,700.00
1,500.00	708.33	791.67	05030	Fees Income	2,600.00	1,416.66	1,183.34	8,500.00
14.00	416.67	(402.67)	05040	Other/Misc & Late Fee Income	521.00	833.34	(312.34)	5,000.00
902.26	333.33	568.93	05050	Interest Income	1,723.25	666.66	1,056.59	4,000.00
2,039.31	.00	2,039.31	05051	Interest Income-Owners	2,039.31	.00	2,039.31	.00
2,735.00	.00	2,735.00	05095	Fines	2,820.00	.00	2,820.00	.00
510.00	250.00	260.00	05100	Parking	630.00	500.00	130.00	3,000.00
<u>115,504.02</u>	<u>109,516.66</u>	<u>5,987.36</u>		Subtotal Income	<u>225,940.46</u>	<u>219,033.32</u>	<u>6,907.14</u>	<u>1,314,200.00</u>
EXPENSES:								
BUILDING MAINTENANCE:								
1,280.00	1,666.67	386.67	07210	Pest Control	2,560.00	3,333.34	773.34	20,000.00
506.67	4,733.33	4,226.66	07305	Dry Wall Maintenance	506.67	9,466.66	8,959.99	56,800.00
.00	83.33	83.33	07345	Locks and Keys	.00	166.66	166.66	1,000.00
7,774.69	4,583.33	(3,191.36)	07350	Bldg Mntc:Repl, SVC & Repair	9,446.86	9,166.66	(280.20)	55,000.00
2,712.00	3,083.33	371.33	07351	Extra Repair of One Unit	8,454.76	6,166.66	(2,288.10)	37,000.00
.00	83.33	83.33	07355	Misc Equipment Main:Small To	.00	166.66	166.66	1,000.00
.00	416.67	416.67	07360	Electical Repairs	1,022.14	833.34	(188.80)	5,000.00
629.00	250.00	(379.00)	07370	A/C & Heating Supplies-HVAC	629.00	500.00	(129.00)	3,000.00
2,845.55	833.33	(2,012.22)	07385	Plumbing Repairs.	2,845.55	1,666.66	(1,178.89)	10,000.00
19,248.10	3,750.00	(15,498.10)	07395	Roof Repairs	19,248.10	7,500.00	(11,748.10)	45,000.00
.00	166.67	166.67	07396	Window Repairs	.00	333.34	333.34	2,000.00
250.00	250.00	.00	07397	Gutter Repairs	250.00	500.00	250.00	3,000.00
3,299.43	2,000.00	(1,299.43)	07425	Safety	3,299.43	4,000.00	700.57	24,000.00
.00	2,208.33	2,208.33	07430	Security	2,169.96	4,416.66	2,246.70	26,500.00
<u>38,545.44</u>	<u>24,108.32</u>	<u>(14,437.12)</u>		Subtotal Maintenance Expense	<u>50,432.47</u>	<u>48,216.64</u>	<u>(2,215.83)</u>	<u>289,300.00</u>
GROUNDS MAINTENANCE:								
56.76	208.33	151.57	07230	Lawn & Ground Supplies	337.48	416.66	79.18	2,500.00
.00	416.67	416.67	07235	Additional Plantings	.00	833.34	833.34	5,000.00
.00	9,225.00	9,225.00	07240	Landscaping Maintenance	9,225.00	18,450.00	9,225.00	110,700.00
5,656.95	3,666.67	(1,990.28)	07250	Grounds Expense-Other	6,395.30	7,333.34	938.04	44,000.00
212.13	166.67	(45.46)	07275	Gasoline/Golf Carts	280.77	333.34	52.57	2,000.00
933.75	1,583.33	649.58	07290	Irrigation Repairs	933.75	3,166.66	2,232.91	19,000.00
<u>6,859.59</u>	<u>15,266.67</u>	<u>8,407.08</u>		Subtotal Grounds Maintenance	<u>17,172.30</u>	<u>30,533.34</u>	<u>13,361.04</u>	<u>183,200.00</u>
COMMON AREAS:								
5,292.91	1,666.67	(3,626.24)	07320	Pool & Spa Maintenance	5,292.91	3,333.34	(1,959.57)	20,000.00
.00	83.33	83.33	07325	Pool Fence Repairs & Mainten	.00	166.66	166.66	1,000.00
.00	83.33	83.33	07330	Pool Supplies & Repairs	.00	166.66	166.66	1,000.00

# Vintage Grand Condominium Association

## Income/Expense Statement Period: 02/01/19 to 02/28/19

Actual	Current Period		Account	Description	Year-To-Date			Yearly Budget
	Budget	Variance			Actual	Budget	Variance	
495.58	416.67	(78.91)	07340	Pool Fuel	476.83	833.34	356.51	5,000.00
130.00	250.00	120.00	07560	Common Area - Cleaning	300.00	500.00	200.00	3,000.00
.00	208.33	208.33	07565	Common Area - Painting	.00	416.66	416.66	2,500.00
.00	83.33	83.33	07585	Tennis Court Maintenance	.00	166.66	166.66	1,000.00
324.72	166.67	(158.05)	07586	Exercise Room Repairs & Main	324.72	333.34	8.62	2,000.00
.00	83.33	83.33	07595	Rec Fac Misc Exp	.00	166.66	166.66	1,000.00
<u>6,243.21</u>	<u>3,041.66</u>	<u>(3,201.55)</u>		Subtotal Common Areas:	<u>6,394.46</u>	<u>6,083.32</u>	<u>(311.14)</u>	<u>36,500.00</u>
<b>UTILITIES:</b>								
21,457.71	21,708.33	250.62	07010	Water & Sewer	44,242.53	43,416.66	(825.87)	260,500.00
(17,857.69)	(17,208.33)	649.36	07015	Water Recovery	(34,581.18)	(34,416.66)	164.52	(206,500.00)
883.00	433.33	(449.67)	07040	Trash	883.00	866.66	(16.34)	5,200.00
2,123.13	2,250.00	126.87	07050	Electricity	4,208.56	4,500.00	291.44	27,000.00
.00	41.67	41.67	07070	Cable	.00	83.34	83.34	500.00
<u>6,606.15</u>	<u>7,225.00</u>	<u>618.85</u>		Subtotal Utilities Expenses:	<u>14,752.91</u>	<u>14,450.00</u>	<u>(302.91)</u>	<u>86,700.00</u>
<b>ADMINISTRATIVE:</b>								
20,207.48	20,166.67	(40.81)	07150	Insurance	40,414.96	40,333.34	(81.62)	242,000.00
19,625.67	19,666.67	41.00	07420	Staffing/Personnel	47,999.30	39,333.34	(8,665.96)	236,000.00
(620.00)	.00	620.00	07450	Payroll Taxes & Insurance	.00	.00	.00	.00
.00	62.50	62.50	07455	Uniforms	.00	125.00	125.00	750.00
1,912.50	2,083.33	170.83	07460	Legal Association	1,912.50	4,166.66	2,254.16	25,000.00
147.50	1,000.00	852.50	07465	Legal Collection & Foreclosu	147.50	2,000.00	1,852.50	12,000.00
(346.50)	1,250.00	1,596.50	07466	Legal Rental Suit	(346.50)	2,500.00	2,846.50	15,000.00
.00	416.67	416.67	07470	CPA Services	.00	833.34	833.34	5,000.00
.00	625.00	625.00	07475	Professional Services	.00	1,250.00	1,250.00	7,500.00
4,212.00	4,208.33	(3.67)	07480	Management Fees	8,424.00	8,416.66	(7.34)	50,500.00
1,755.49	1,000.00	(755.49)	07490	Postage & Printing	1,553.65	2,000.00	446.35	12,000.00
771.00	20.83	(750.17)	07495	Bank Fees/ Coupons Books	784.00	41.66	(742.34)	250.00
471.25	416.67	(54.58)	07496	MISC Admin Expenses	2,160.74	833.34	(1,327.40)	5,000.00
120.00	125.00	5.00	07497	Background Check	488.00	250.00	(238.00)	1,500.00
.00	83.33	83.33	07498	Membership Dues	.00	166.66	166.66	1,000.00
.00	66.67	66.67	07499	Answering Service	134.95	133.34	(1.61)	800.00
479.89	416.67	(63.22)	07530	Telephone	973.18	833.34	(139.84)	5,000.00
3,000.00	3,000.00	.00	07590	Bad Debt	6,000.00	6,000.00	.00	36,000.00
198.04	229.17	31.13	07600	Office Equipment/Internet	396.08	458.34	62.26	2,750.00
438.60	237.50	(201.10)	07601	Office Equipment Rental	573.42	475.00	(98.42)	2,850.00
4,328.08	4,800.00	471.92	07990	Master Association Fees	8,656.16	9,600.00	943.84	57,600.00
<u>56,701.00</u>	<u>59,875.01</u>	<u>3,174.01</u>		Subtotal Administrative:	<u>120,271.94</u>	<u>119,750.02</u>	<u>(521.92)</u>	<u>718,500.00</u>
<u>114,955.39</u>	<u>109,516.66</u>	<u>(5,438.73)</u>		Total Expenses	<u>209,024.08</u>	<u>219,033.32</u>	<u>10,009.24</u>	<u>1,314,200.00</u>

# Vintage Grand Condominium Association

Income/Expense Statement  
Period: 02/01/19 to 02/28/19

Current Period			Account	Description	Year-To-Date			Yearly
Actual	Budget	Variance			Actual	Budget	Variance	Budget
548.63	.00	548.63		Current Yr Net Income/(Loss)	16,916.38	.00	16,916.38	.00
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# Vintage Grand Condominium Association

Balance Sheet  
As of 02/28/19

## STATEMENT OF CONTINGENCY REBUILDING FUND

### CONTINGENCY REBUILDING FUND

3412	Contingency Rebuilding Income	\$ 4,333,205.38
3413	Rebuilding Expenses to 4/30/18	(2,596,526.51)
3414	Elias Brothers	(234,810.53)
3415	Delta Engineering	(142,772.76)
3416	Lights	(2,074.26)
3417	Safety	(1,620.43)
3418	Landscaping	(26,875.00)
3419	Gutter/Downspouts	(24,341.35)
3420	Miscellaneous	(35,670.00)
3421	R.L. James	(601,986.58)
	Sub Total: Contingency Rebuild	\$ 666,527.96
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3430	Accrued Construction Retainage	\$ 51,969.88
	TOTAL CONTINGENCY REBUILD FUND	\$ 718,497.84
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